

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

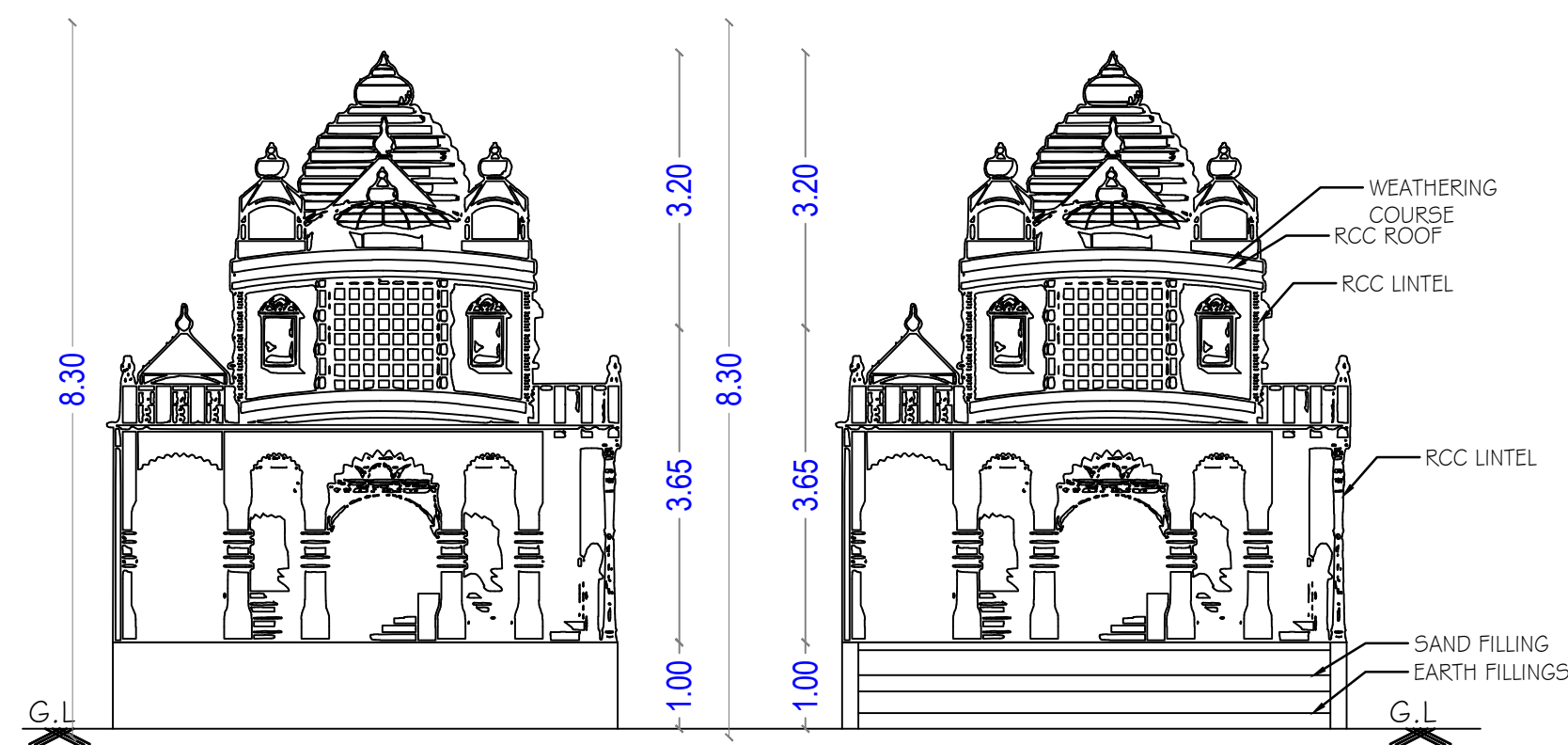
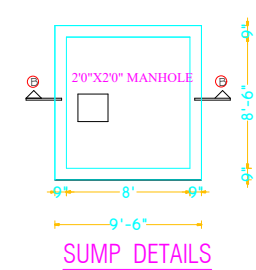
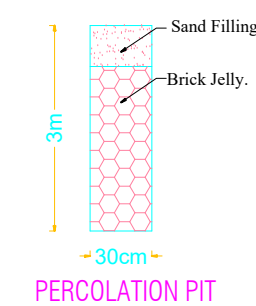
Rural Panchayat

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR, FIRST FLOOR WITH ONE DWELLING UNIT (HEIGHT 8.30M) RESIDENTIAL CUM COMMERCIAL BUILDING AT PLOT No.29, "PRIYA NAGAR ", URAPAKKAM-603210. COMPRISED IN OLD S.No.44/5 (PART), NEW PATTa No.5636, NEW S.No.44/70 OF URAPAKKAM VILLAGE, VANDALUR TALUK, CHENGALPATTU DIST, KATTANKULATHUR PANCHAYAT UNION LIMIT.

REF: I, APPROVED NO.CSAR/DTCP-M-86-352/LP.264.

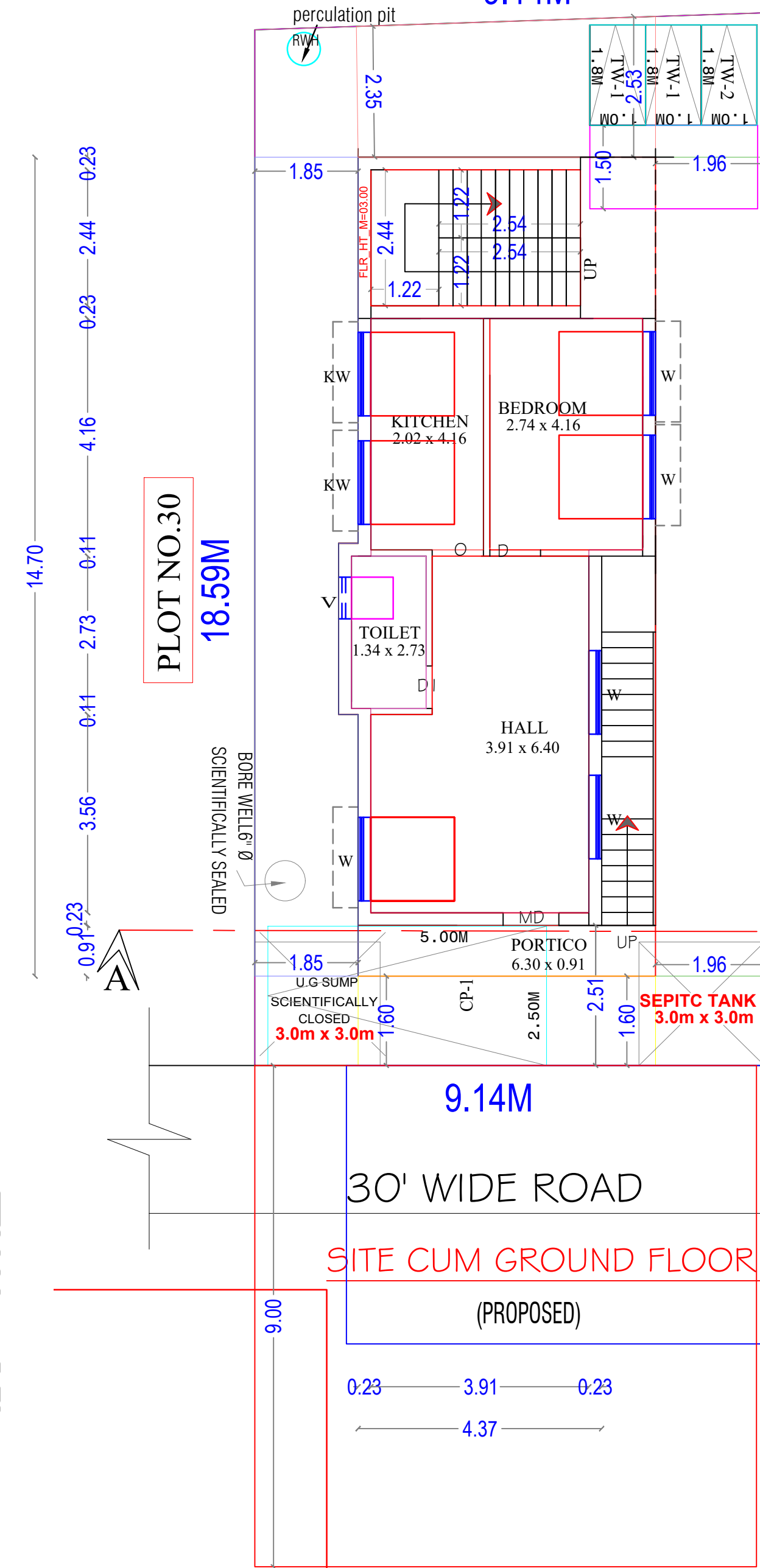


ELEVATION
(PROPOSED)

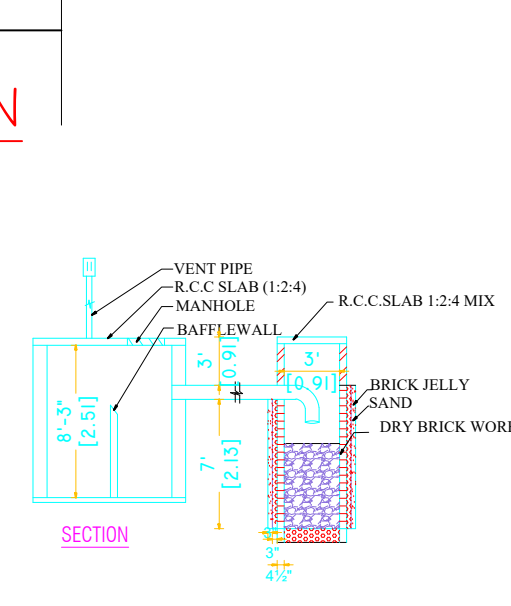
SECTION ON AA
(PROPOSED)

RESIDENTIAL FLATS

9.14M

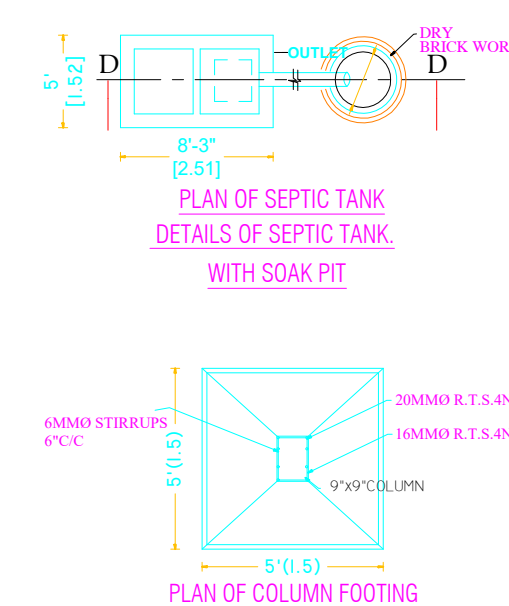


FIRST FLOOR PLAN
(PROPOSED)

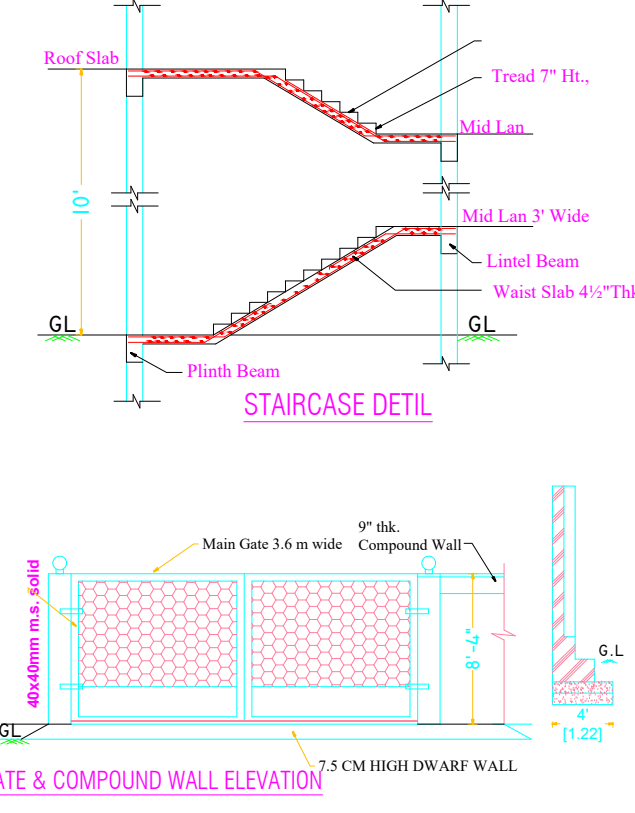


DETAILS OF COLUMN FOOTING

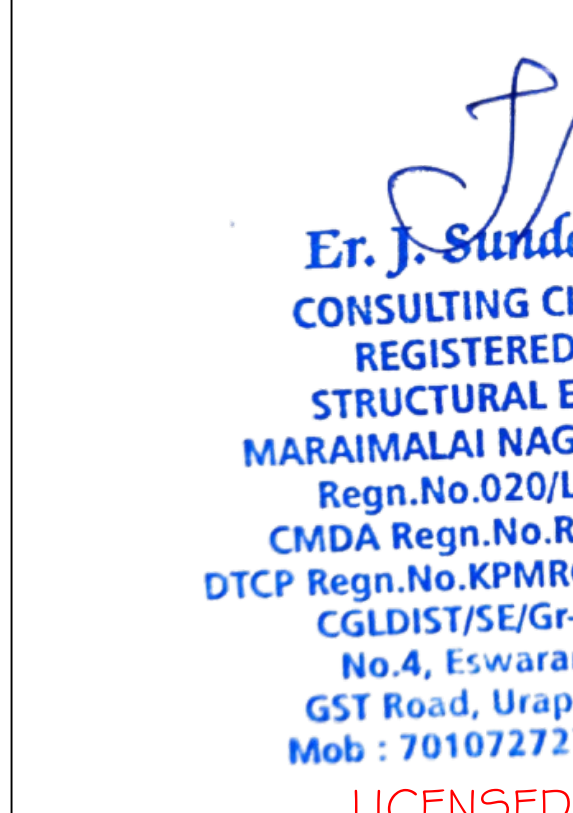
TERRACE FLOOR PLAN
(PROPOSED)



PLAN OF SEPTIC TANK WITH SOAK PIT



STAIRCASE DETAIL



GATE & COMPOUND WALL ELEVATION

SCHEDULE OF JOINERY:

TYPE	DETAIL	WIDTH	HEIGHT
MD	C.W. PANELLED DOOR	1000	2100
D	C.W. PANELLED DOOR	900	2100
D1	C.W. PANELLED DOOR	750	2100
O	C.W. PANELLED DOOR	750	2100
W	C.W. GLAZED WINDOW	1500	1200
KW	C.W. GLAZED WINDOW	1500	1200
V	C.W. GLAZED VENTILATOR	750	750

General Specification

BRICK WORK	C.M 1:6 FOR SUPER STRUCTURE
PLASTERING	C.M 1:4 FOR WALLS & 1:3 FOR CEILING
CEMENT PAINT	2 COATS FOR WALLS & 1 EXTRA COAT FOR CEILING
R.C.C.	M25(1:1:2) GRADE CONCRETE FOR SLABS & LINTELS
WOOD WORK	ALL WOOD WORKS IN TEAKWOOD
WEATHERING	BRICK JELLY LIME MORTAR OVER ROOF
COURSE	SLAB ONE LAYER OF COUNTRY TILES
STEPS	RISER 6", TREAD 10.5" & WIDTH 3'

AREA STATEMENT	Sq.FT	Sq.M
TOTAL SITE EXTENT (DOC)	1845.00	171.40
(PATTA)	1614.59	150.00
(SITE)	1845.00	171.41
GROUND FLOOR AREA	803.53	74.65
GROUND FLOOR AREA(N.F.S.I)	52.20	4.85
FIRST FLOOR AREA	855.73	79.50
TOTAL BUILD UP AREA	1711.46	159.00
TOTAL F.S.I AREA	1659.26	154.15

FLOOR SPACE INDEX: 154.15 /150.00=1.02%

PARKING	REQUIRED NOS	PROVIDED NOS
CAR	1	1
TWO WHEELER	3	3

INDEX :

SITE BOUNDARY	-	///
PROPOSED BUILDING	-	///
DEMOLITION BUILDING	-	///
EXISTING ROAD	-	///

OWNER DETAILS:

1.Mr. GANESAN AYYAPPAN

(Signature)

SIGNATURE OF OWNER

Er. J. Sundaresan, M.E.,
CONSULTING CIVIL ENGINEER
REGISTERED ENGINEER
STRUCTURAL ENGINEER (SE)
MARAIMALAI NAGAR MUNICIPALITY
Regn.No.020/LS/2021/00007
CMDA Regn.No.RE/Gr-II/19/11/139
DTCP Regn.No.KPMRGN/RE/Gr-II/001/2020
CGLDIST/SE/Gr-II/2023/04/003
No.4, Eswaran Kovil Street,
GST Road, Urupakkam-603 210.
Mob : 7010727279 / 88706 24357

LICENSED SURVEYOR



Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

[/landlens/one](#)



Verify My Land

Every record check run on one property and returned as a single report.

[/landlens/verify-my-land](#)



Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

[/landlens/build-scope](#)



Property Tracker

Watch a property and hear about it when something new is registered against it.

[/landlens/property-tracker](#)



Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

